

FOR SALE

LIST PRICE: **\$1,800,000**

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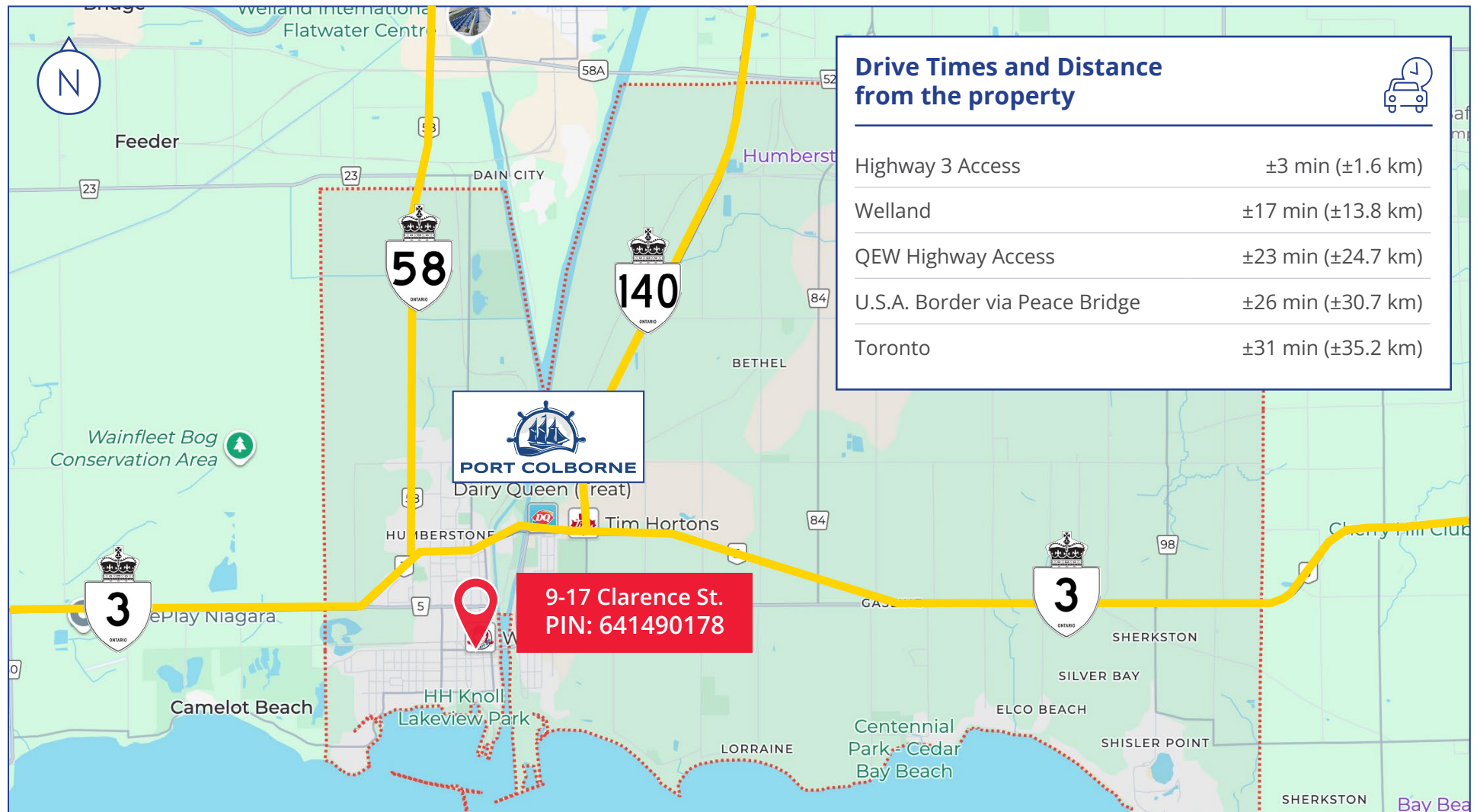
9-17 CLARENCE STREET | PORT COLBORNE | ON
MULTI-UNIT COMMERCIAL SPACE
Right in the Heart of Downtown Port Colborne

Colliers International Niagara Ltd., Brokerage
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Property Highlights

Multi-unit commercial space available in the historic West Street district, right in the heart of downtown Port Colborne. This high-profile retail property at Clarence Street offers excellent visibility in a busy, high-traffic area. Surrounded by local shops, services, and established neighbourhoods.



Listing Specifications



Location	Frontage along Clarence Street
Lot Dimension	Frontage ±94.3 ft. Depth ±66 ft.
Available Area	±4,783 SF
Zoning	DC - Downtown Commercial
List Price	\$1,800,000
Taxes (2024)	\$21,459
Comments	<ul style="list-style-type: none"> • Multi-unit commercial space available in the historic West Street district, right in the heart of downtown Port Colborne • This high-profile retail property at Clarence Street offers excellent visibility in a busy, high-traffic area • Surrounded by local shops, services, and established neighbourhoods • Steady foot and vehicle traffic with strong community engagement • Just minutes from West Street, Sugarloaf Harbour Marina, Lake Erie's waterfront, and the Welland Canal • Ideal location for a variety of business uses

Area Neighbours

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Property Photos

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DC - Downtown Commercial Zone

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9-17 Clarence St.
PIN: 641490178

Permitted Uses

- Animal Care Establishment
- Apartment Building
- Apartment Building, Public
- Brew Pub
- Day Care
- Drive-Thru Facility
- Dwelling, Accessory
- Existing Motor Vehicle Gas Station
- Existing Motor Vehicle Repair Garage
- Food Vehicle
- Hotel
- Medical Clinic
- Office
- Personal Service Business
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Club
- Public Use
- Recreation Facility
- Restaurant, Fast Food
- Restaurant, Full-Service
- Restaurant, Take-Out
- Retail Store
- Service Commercial
- Social Service Facility
- Studio
- Veterinary Clinic and uses, structures and buildings accessory thereto



9-17 Clarence St.
PIN: 641490178

\$5.0B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2025

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